



Ground Floor

Entrance Hall

Cloakroom

Lounge
5.50m (18') x 3.39m (11'1")

Kitchen/Dining/Family Room
5.50m (18') x 5.47m (17'11")

First Floor

Landing

Bedroom 1
3.96m (12'11") x 3.43m (11'3")

En-suite Shower Room

Bedroom 2
3.32m (10'10") x 2.79m (9'1")

Bedroom 3
3.32m (10'10") x 2.65m (8'8")

Bathroom

Outside

The property has off road parking which leads to a garage with an up and over door. Side access leads to an enclosed rear garden with patio seating area.

Further Information

Tenure: Freehold
Council Tax Band: TBC
Predicted EPC Rating: B

Management Company Charge: £320pa

Builder Incentives available for early reservations. Speak to a member of Ellis Winters team for more information.

A reservation fee is applicable to secure a property. Speak to a member of the Ellis Winters team for further information

Location
Somersham is a thriving village with plenty of amenities. The village is located approximately 6 miles from St Ives, 10 miles from Huntingdon and 20 miles from Cambridge. It is also well connected by train to London from either Huntingdon or Cambridge.

The village boasts two primary schools, two pubs, a doctors, dentist, library, coffee shop, take aways, florist, tesco express, garden centre, and post office. There are lots of clubs run at the village hall which adjoins a popular playground and the Somersham Local Nature Reserve is a lovely place for a walk around the lake.

Agents Note
All photos have been taken from on site, however, some photos do not correspond to the specific plot being marketed.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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£375,000
EAST NEWLANDS
SOMERSHAM, PE28 3EB

PROPERTY SUMMARY

BUILDERS INCENTIVE - STAMP DUTY PAID FOR. Ellis Winters are delighted to offer for sale The Abbot, a BRAND NEW, detached family home situated on East Newlands in Somersham. Located on an exciting new development being built by AWARD WINNING builders Rose Homes, the property offers three double bedrooms, two bathrooms, a double aspect lounge, an open plan kitchen/dining/family room with bi-folding doors, and a cloakroom. The property also includes off road parking garage and an enclosed rear garden with patio seating area.

3



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1

